

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET

SEPTEMBER 24, 2015 MEETING

A G E N D A

MEETING CALLED TO ORDER BY THE CHAIRMAN – 8:00 P.M.

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

APPLICANT - Nariel, LLC

5 West Passaic Street Block 86 Lot 2A

Minor Site Plan – Tenant Review

Kids Arts Krafts

70 West Passaic Street Block 90 Lot 2

Minor Site Plan - Tenant Review

Psychologists Office

350 West Passaic Street – 4th Floor Lot 102 Lot 6

Mionor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS-

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WST PASSAIC STREET

SEPTEMBER 24, 2015 MEETING MINUTES

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M. Mr. Kaniewski stated that proper notification of the meeting had been given to all parties specified in applicable law. He also stated that the meeting was being recorded and the proper procedures for addressing the Board.

ROLL CALL: - Present – E. Kaniewski, R. Zavinsky, C. Mueller, M. Collins, S. Viola, H. Mullen

G. Artola, D. Kingma (8:10 P.M.), M. Kazimir (8:15 P.M.),

Attorney – A. Gallina, Secretary – F. Madden

Absent – J. Ouellette

ADOPTON OF MINUTES: - A motion was made by Mr. Viola to adopt the minutes of the July 23, 2015 meeting, seconded by Ms. Artola.

Voting – Yes – Kaniewski, Zavinsky, Meuller, Collins, Viola, Mullen, Artola.

No -- None

No Vote – Kazimir, Kingma

Minutes Approved

MEMORIALIZATIONS: - None

BUILDING AND LAND USE APPLICATIONS:

Applicant – Nariel, LLC

5 West Passaic Street Block 90 Lot 2

Minor Site Plan – Tenant Review

Elias Ocasio, the applicant, presented documents, and was sworn. Mr. Gallina labeled the documents and stated that the application was complete. Mr. Ocasio that the applicant seek to operate a computer training and development center. The applicant will be teaching students how to develop web sites. There will be about a dozen computers and an average class will have between 1 - 12 students. There will be three (3) employees on site. The hours of operation will from 9:00 A.M. to 9:00 P.M., Monday through Saturday.

There will be one (1) class per day. There are approximately thirty (30)) parking spaces on the site for use by all tenants. There will be no alterations to the subject site. The office equipment will consist of desks, chairs, and computers. No Licenses are required. The office space is approximately 600 sq.ft.

A motion was made by Ms. Mueller to approve the application, seconded by Mr. Viola.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Collins, Viola, Mullen, Artola

No – None

Abstain – Kazimir

No Vote- Kingma

Motion Approved

Applicant – US Mailex, Inc.

70 West Passaic Street Block 90 Lot 2

John Lee, applicant, submitted documents and was sworn. Mr. Gallina labeled the documents and stated that the application was complete. Justin Lee was the translator for the applicant (Korean). Mr. Lee was seeking to operate as a United States Postal Service Wholesaler at the site. Mr. Lee is a “wholesaler” for the USPS. The site is approximately 3,000 sq.ft. The applicant has a broker at JFK Airport who “clears” packages arriving from international locations on behalf of the USPS. Those packages will not be shipped to the Rochelle Park location. Customers desiring to ship packages from the Rochelle Park area pay for postage on line and the packages, etc., are picked up by the applicant and brought to the site to be repackaged and transported to JFK for shipping. The applicant will use one (1) “Mini Van” for this purpose. No customers will come to the site.

There will be five (5) employees on site. There are fifteen (15) parking spaces at the site for the applicant’s use. There will be no storage of packages at the site. There will be no flammable or toxic materials.

The hours of operation will be: Monday – Saturday, 9:00 A.M. – 6:00 P.M.

There will be no deliveries to the site at night or on weekends. There will be no alterations to the property.

A motion was made by Mr. Zavinsky to approve the application, seconded by Mr. Viola.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Collins, Viola, Kazimir, Mullen,
Artola

No – Kingma

Motion Approved

Applicant - Psychologists Office

350 West Passaic Street 4th Floor Block 102 Lot 6

Minor Site Plan – Tenant Review

Teran Chartier and Darlene Lowry, applicants, presented documents and were sworn. Mr. Gallina labeled the documents and stated that the application was complete.

Both applicants are licensed professional counselors. The practice consists of Individual and family counseling. There will be three (3) licensed counselors on site. There are 75 parking spaces available for visitors. The office area is approximately 800 sq.ft. The hours of operation will be – Monday – Saturday 9:00 A.M. – 9:00 P.M. There will be eight (8) or nine (9) clients per day. There will be no interior modifications to the premises

A motion was made by Mr. Zavinsky to approve the application, seconded by Mr. Kingma

Motion Approved Unanimously.

Applicant – Park 433 Supply, Inc. – Alex Briukhan

433 Rochelle Avenue Block 87 Lot 1.01

Minor Site Plan – Tenant Review

Mr. Gallina discussed with the Board the aforementioned application. He reminded the Board that at the July 23, 2015 meeting the Board heard the applicant. At the time, the Board felt that the application was not complete, and called for more complete documentation, plans, etc., and may be a Zoning Board concern – Conditional Use. The Board felt that the application, as presented, could not proceed as a Minor Site Plan Review.

For the purpose of filing the appropriate application for proposed use.

Mr. Madden, when questioned, stated that no additional submissions had been received.

A motion was made by Mr. Viola to deny the application, without prejudice, for Minor Site Plan Tenant Review, as not being the appropriate application for the proposed use, seconded by Ms. Mueller.

Motion Approved Unanimously

COMMITTEE REPORTS: - None

LITIGATION: - None

PAYMENT OF BILLS: - A motion was made by Mr. Viola to pay the bills, seconded by Mr. Zavinsky.

Motion Approved Unanimously

OLD BUSINESS: - None

NEW BUSINESS: - Mr. Gallina stated that there is need for the Board to review and discuss the Amendment to the Redevelopment Plan at the next meeting, and it should be listed on the agenda.

PUBLIC: - None

ADJOURNMENT – A motion was made by Mr. Zavinsky to adjourn the meeting, seconded by Ms. Artola.

Motion Approved Unanimously

The meeting was adjourned at 9:45 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Frank Madden", with a long horizontal flourish extending to the right.

Frank Madden

Secretary